



22 Hest Bank Lane, Hest Bank, Lancaster, LA2 6DB

22, Hest Bank Lane, Hest Bank, Lancaster

## *The property at a glance*

4  2  3 

- Stunning Semi Detached Property Across Three Floors
- Beaming With Character & Natural light
- Three Spacious Reception Rooms
- Four Double Bedrooms
- Sprawling Lawn, Triple Garage
- Parking For Several Vehicles
- Prestigious Location
- Tenure: Freehold
- Property Band: D
- EPC:



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# £650,000

# Get to know the property

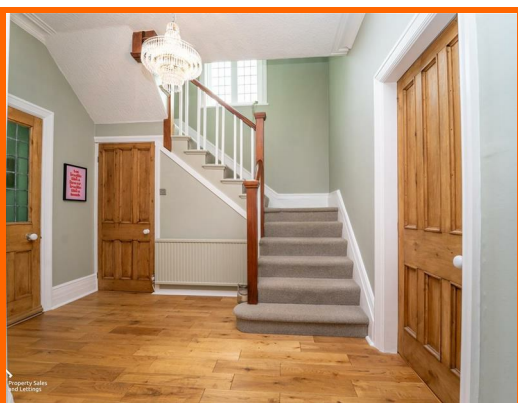


Nestled in the prestigious area of Hest Bank Lane, Lancaster, this stunning semi-detached property is a true gem that exudes character and charm. With its elegant bay windows, the home is flooded with natural light, creating a warm and inviting atmosphere throughout.

Boasting four spacious bedrooms and three well-appointed reception rooms, this residence offers ample space for both relaxation and entertaining. The layout is thoughtfully designed to cater to modern living while retaining its unique character. The two bathrooms provide convenience for families or guests, ensuring comfort for all.

The property is set within beautiful grounds, featuring expansive lawns that offer a perfect setting for outdoor activities or simply enjoying the serene surroundings. Additionally, the triple garage provides a versatile outbuilding, generous parking space for up to seven vehicles, making it ideal for families or those who enjoy hosting gatherings.

Conveniently located, this home offers easy access to the M6 link road, ensuring that commuting and travel are hassle-free. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle of comfort and elegance in a sought-after location. Whether you are looking for a family home or a place to entertain, this character-filled residence is sure to impress.





### Vestibule

Wood single glazed frosted door, coving, dado rail, tiled floor, wood single glazed leaded door to hall.

### Hallway

Central heating radiator, coving, ceiling rose, chandelier, doors to reception rooms 1,2,3 and WC, solid wood floor, stairs to first floor.

### WC

Wood single glazed window with secondary glazing, tiled splash back, wall mounted sink with traditional taps, dual flush WC, tiled floor.

### Reception Room 1

Wood single glazed bay window with secondary glazing, central heating radiator, ceiling rose, coving, picture rail, cast iron open fire, marble hearth and surround with wood mantle.

### Reception Room 3/ Snug

Wood single glazed bay window with secondary glazing, ceiling rose, central heating radiator, coving, picture rail, open fire marble surround with hearth and mantle.

### Reception Room 2/ Diner

UPVC double glazed doors to rear, central heating radiator, wood double glazed Velux window, ceiling rose, coving, picture rail, multi-fuel cast iron fire with brick surround and mantle, slate hearth, laminate floor, door to hall.

### Hall

Central heating radiator, slate floor, UPVC double glazed leaded door to rear, door to kitchen.

### Kitchen

3 x UPVC double glazed windows, central heating radiator, loft access, shaker style wall, drawer and base units with wood worktops, extractor hood, freestanding 5 ring range cooker, double porcelain sink with mixer tap, plumbing for washing machine, space for dryer and fridge freezer, slate tile floor.

### Landing

Wood single glazed window with secondary glazing, central heating radiator, ceiling rose chandelier, doors to bedrooms 1,2,,3, bathroom and WC, airing cupboard, stairs to ground floor and second floor.

### WC

Wood single glazed leaded window with secondary glazing, low rise WC, slate floor.

### Bathroom

UPVC double glazed frosted window, central heating radiator, half tiling, coving, pedestal wash basin with traditional taps, tiled bath with mixer and rainfall tap, airing cupboard, slate tile floor.

### Bedroom 1

Wood single glazed door, 2 x wood single glazed windows with secondary glazing, central heating radiator, coving, picture rail.

### Bedroom 2

2 x Wood single windows with secondary glazing, central heating radiator, coving, picture rail.

### Bedroom 3

2 x Wood single glazed windows with secondary glazing, central heating radiator, coving, picture rail.

### Second Floor Landing

Access to eaves, stairs to first floor.

### Bedroom 4

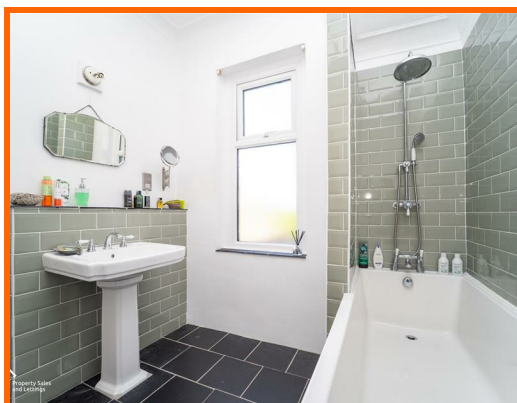
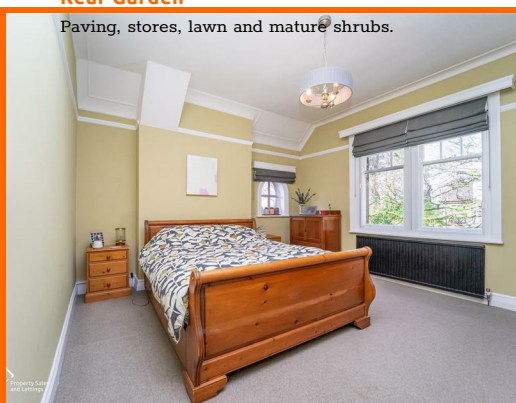
Wood double glazed door, wood double glazed velux window, central heating radiator.

### Front Garden

Driveway leading to lawn and mature shrubs.

### Rear Garden

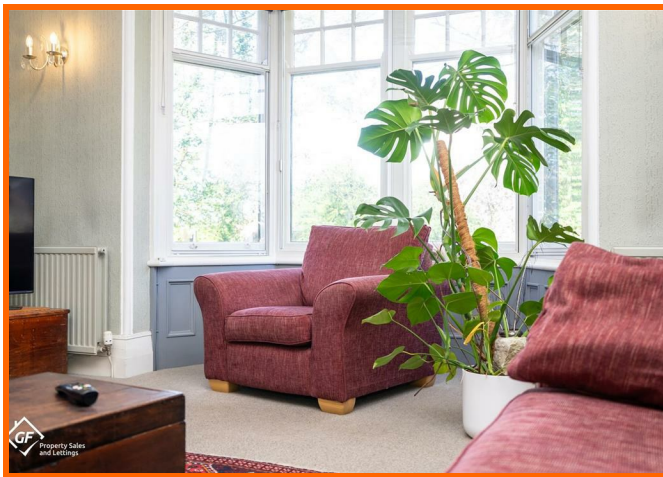
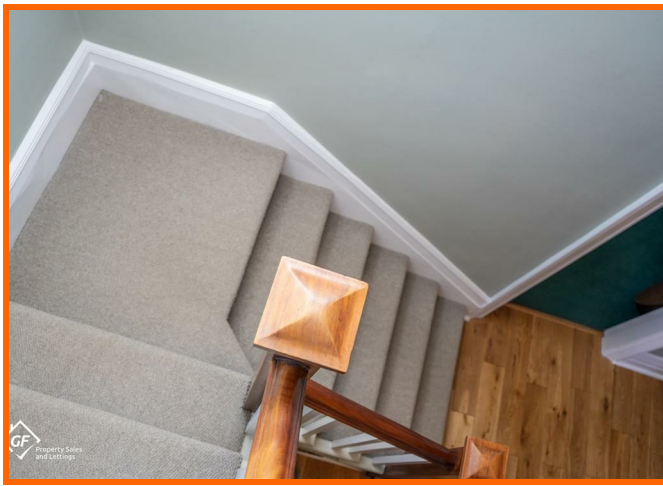
Paving, stores, lawn and mature shrubs.



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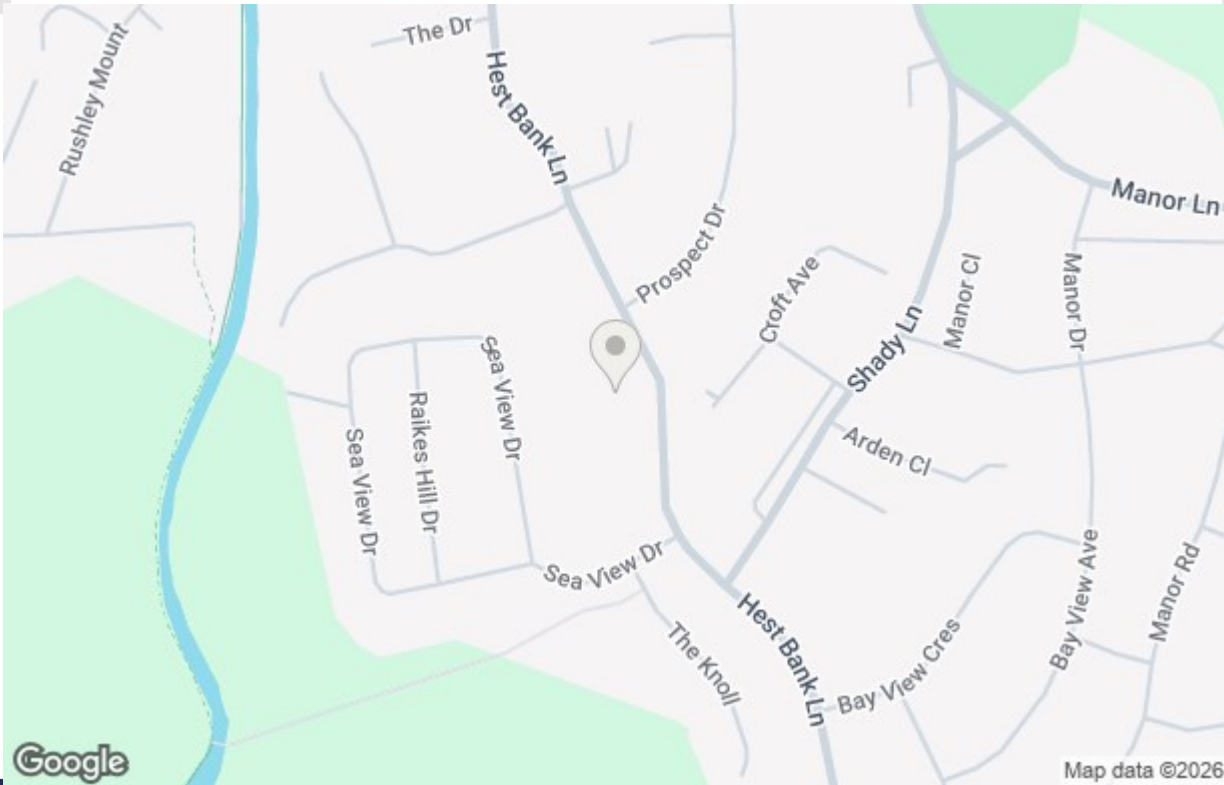
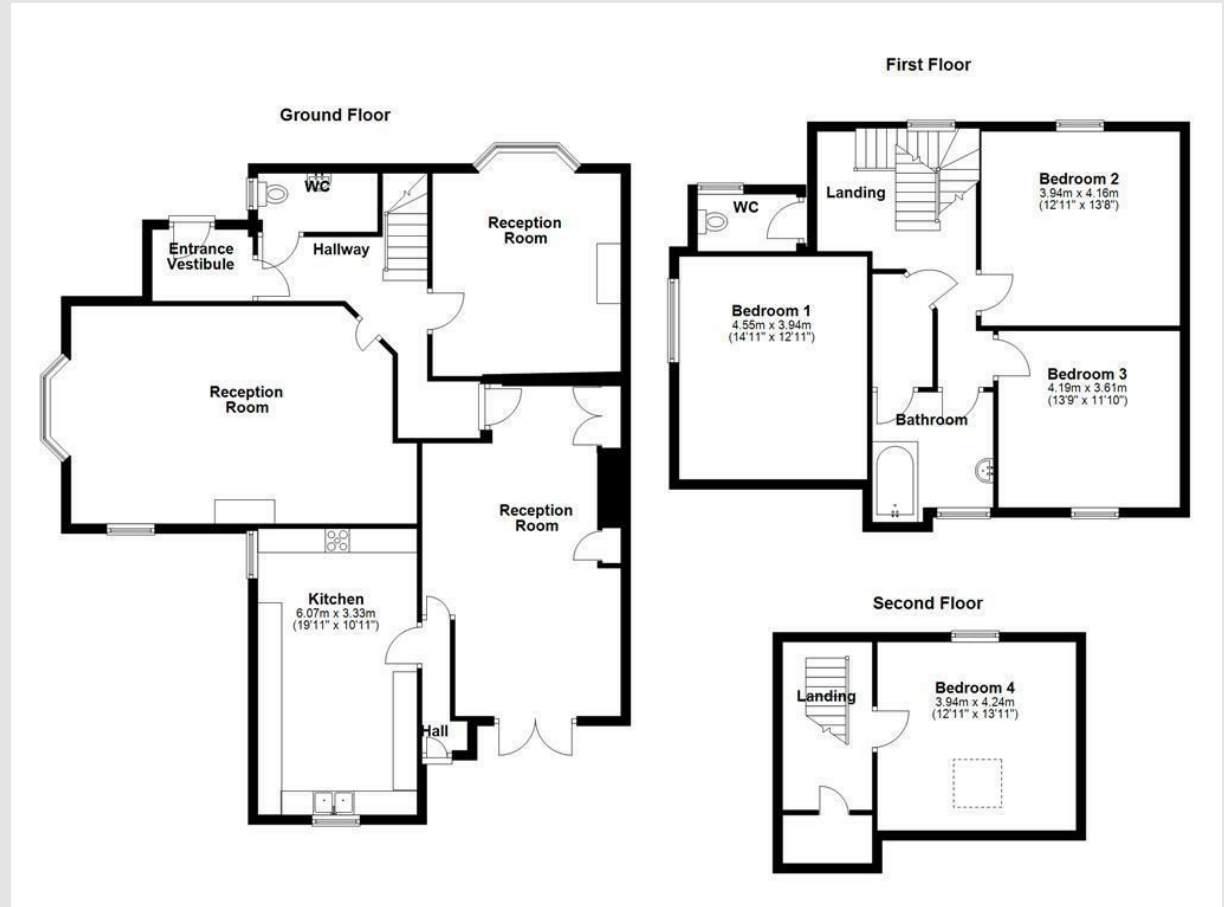
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# Take a nosey round



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Map data ©2026